

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>05-401</u>	<u>IRENE G. ATHANS</u>
<u>05-274</u>	<u>CENTURY BUSINESS PARK L. L. C.</u>

APPLICANT: IRENE G. ATHANS

IRENE G. ATHANS is appealing the decision of Community Zoning Appeals Board #10, which denied the following:

EU-1 to EU-M

SUBJECT PROPERTY: Lots 16-20, Block 4, SWEETWATER ESTATES, Plat book 28, Page 36.

LOCATION: The Southeast corner of N.W. 6 Street & N.W. 122 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.04 Acres

EU-1 (Estates 1 Family 1 Acre Gross)

EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

APPLICANT: CENTURY BUSINESS PARK L. L. C.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #11, which approved the following:

(1) IU-C to BU-1A

OR IN THE ALTERNATIVE:

(2) GU to BU-1A

REQUESTS #1 & #2 ON PARCEL "A"

(3) GU & IU-C to RU-3M

REQUEST #3 ON PARCEL "B"

(4) GU & IU-C to RU-1M(a)

(5) Applicant is requesting to permit lots with 0' frontage (50' required) on a public street, and to permit access to a public street by means of private drives.

REQUESTS #4 & #5 ON PARCEL "C"

(6) Applicant is requesting to waive the zoning regulation requiring half-section line rights-of-way to be 70' wide; to permit 0' of dedication (35' required) for the west half of S.W. 152 Avenue.

(7) Applicant is requesting to waive the zoning regulation requiring section line rights-of-way to be 80' wide; to permit 0' of dedication (40' required) for the east half of S.W. 157 Avenue.

(8) Applicant is requesting to waive the Kendall/Tamiami Executive Airport Inner District zone regulation which prohibits residential uses within the (ILZ) zone; to permit single-family and townhouse residences with the ILZ zone.

(9) Applicant is requesting to waive the Kendall/Tamiami Executive Airport Outer Safety Zone regulation limiting residential units to less than two per acre; to permit single-family and townhouse residences at more than two units per acre.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #5-#9 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Century Gardens/Plan 'A'," as prepared by Pascual Perez Kiliddjian & Associates, Sheets SP-1 – SP-4 & Sheets L-1 – L-4 dated stamped received 5/11/06 and remaining sheets dated stamped received 5/3/06, totaling 61 sheets and plans entitled "Century Gardens/Plan 'B'," as prepared by Pascual, Perez, Kiliddjian & Associates, consisting of 60 sheets dated stamped received 5/31/06 are also on file. Plans may be modified at public hearing.

SUBJECT PROPERTY: PLAN "A": PARCEL "A": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat book 23, Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue

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S87°25'51"W along the said common line for 83.71' to the Point of beginning of the parcel of land herein after described; thence continue S87°25'51"W along the said common line for 306.8' to a point; thence run N02°34'09"W for a distance of 306.52' to a point; thence run N49°25'51"E for a distance of 70.96' to a point; thence run N87°25'51"E for a distance of 252.11' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK Plat Book 127, Page 65, where a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 350.21' feet to the Point of beginning. AND: PARCEL "B": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat book 23, Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 390.51' to the Point of beginning of the parcel of land hereinafter described; thence continue S87°25'51"W along the said common line for 2279.06' to a Point of intersection with the east right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run N02°25'09"W along the said east right of way line of Canal C-1W for a distance of 588.56' to a point; thence run N87°25'34"E for a distance of 2,586.39' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK Plat book 127, Page 65, where a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 238.56' to a point; thence run S87°25'51"W for a distance of 252.11' to a point; thence run S49°25'51"W for a distance of 70.96' to a point; thence run S02°34'09"E for a distance of 306.52' feet to the Point of beginning. AND: PARCEL "C": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat Book 23 at Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59 feet and an Easting of 687039.64 based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2,677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 2,669.57' to a Point of intersection with the east right-of-way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run N02°25'09"W along the said east right-of-way line of Canal C-1W for a distance of 588.56' to the Point of beginning of the parcel of land hereinafter described; thence continue N02°25'09"W along the said east right-of-way line of Canal C-1W for a distance of 770.55' to a Point of intersection with the south line of Block 8 of HAMMOCKS SHORES THIRD ADDITION, Plat book 147, Page 9; thence run N87°25'34"E along the south line of HAMMOCKS SHORES THIRD ADDITION, for a distance of 1,206.04' to a Point of intersection with the centerline of S.W. 154th Avenue as shown on HAMMOCKS

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SHORES THIRD ADDITION, the common boundary line defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Corlett, et al and Miami-Dade County, Official Records Book 14309, Page 2097; thence run S02°23'36"E along the common boundary line defined by the said Agreement for a distance of 407.55' to the southwest corner of Lot 1, Block 5 of HAMMOCKS GARDENS, Plat book 157, Page 16; thence run N87°25'34"E along the south line of HAMMOCKS GARDENS, for a distance of 690' to a Point of intersection with the centerline of S.W. 153rd Avenue of HAMMOCKS GARDENS; thence run N02°23'36"W along the said centerline, a line 20' east of and parallel with the east line of Lot 11, Block 5 of HAMMOCKS GARDENS, for a distance of 136' to a point; thence run N87°25'34"E along the center line of S.W. 117th Street as shown on HAMMOCKS GARDENS, for a distance of 690.92' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK, Plat book 127, Page 65, where a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 499' to a point; thence run S87°25'34"W for a distance of 2,586.39' to the Point of beginning. OR: PLAN "B": PARCEL "A": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat book 23, Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59' and an Easting of 687039.64' based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 2,362.25' to the Point of beginning of the parcel of land hereinafter described; thence continue S87°25'51"W along the said common line for 307.32' to a Point of intersection with the east right-of-way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management, District Official Records Book 14311, Page 3397; thence run N02°25'09"W along the said east right-of-way line of Canal "C-1W" for a distance of 357.1' to a Point of intersection with a line 1,002' south of and parallel with the south line of Block 8, HAMMOCKS SHORES, THIRD ADDITION, Plat book 147, Page 9; thence run N87°25'34"E along a line parallel with the south line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 280.36' to a Point of curvature with a circular curve concave to the southwest; thence run SE/ly along the arc of said circular curve to the right, having for its elements a radius of 26' and a central angle of 90°00'00", for an arc distance of 40.84' to a Point of tangency; thence run S02°34'26"E for a distance of 331.12' to the Point of beginning. PARCEL "B": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat Book 23, Page 43, being more particularly described as follows:

Commence at the Southeast corner of said Section 9, said corner having a Northing of 480709.59' and an Easting of 687039.64' based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 83.71' to the Point of Beginning of the parcel of land herein after described; thence continue S87°25'51"W along the said common line for

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2,278.54' to a point; thence run N02°34'26"W for a distance of 331.12' to a Point of curvature with a circular curve concave to the southwest; then run NW/ly along the arc of said circular curve to the left, having for its elements a radius of 26' and a central angle of 90°00'00", for an arc distance of 40.84' to a Point of tangency with a line 1002' south of and parallel with the south line of Block 8, HAMMOCKS SHORES THIRD ADDITION, Plat Book 147, Page 9; thence run S87°25'34"W along a line parallel with the south line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 159.36' to a Point of intersection with a line 121' east of and parallel with the east right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run N02°25'09"W along a line parallel with the said east right of way line of Canal C-1W for a distance of 232.46' to a point; thence run N87°25'34"E, along a line 362' south of and parallel with the south line of HAMMOCKS GARDENS, Plat Book 157, Page 16; thence run N87°25'34"E along a line parallel with the south line of the said plat of HAMMOCKS GARDENS, for a distance of 2,465.36' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK, Plat Book 127, Page 65, where a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 589.77' to the Point of beginning. AND: PARCEL "C": That portion of the Lots, Blocks and the adjacent streets lying in the plat of GREATER MIAMI ESTATES PART TWO, in Section 9, Township 55 South, Range 39 East, Plat Book 23 at Page 43, being more particularly described as follows:

Commence at the southeast corner of said Section 9, said corner having a Northing of 480709.59' and an Easting of 687039.64' based on the State Plane Coordinate System, (1974 Adjustment), Florida East Zone; thence run S87°25'51"W along the common line between Sections 9 and 16, in Township 55 South, Range 39 East, where the north line of Section 16 was determined in the Final Judgment of Miami-Dade County Circuit Court Case No. 89-15236 (CA 25), for a distance of 2,677.15' to the north ¼ corner of said Section 16; thence continue S87°25'51"W along the said common line for 2,669.57' to a Point of intersection with the east right of way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run N02°25'09"W along the said east right of way line of Canal C-1W for a distance of 357.1' to the Point of beginning of the parcel of land herein after described; thence continue N02°25'09"W along the said east right of way line of Canal C-1W for a distance of 1002' to a Point of intersection with the south line of Block 8, HAMMOCKS SHORES THIRD ADDITION, Plat Book 147 at Page 9; thence run N87°25'34"E along the south line of the plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 1,206.04' to a Point of intersection with the centerline of S.W. 154th Avenue as shown on said plat of HAMMOCKS SHORES THIRD ADDITION, the common boundary line defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Corlett et al and Miami-Dade County, Official Records Book 14309, Page 2097; thence run S02°23'36"E along the common boundary line defined by the said Agreement for a distance of 407.55' to the southwest corner of Lot 1, Block 5 of HAMMOCKS GARDENS, Plat Book 157 at Page 16; thence run N87°25'34"E along the south line of the plat of HAMMOCKS GARDENS, for a distance of 690' to a Point of intersection with the centerline of SW 153rd Avenue as shown on said plat of HAMMOCKS GARDENS; thence run N02°23'36"W along the said centerline, a line 20' east of and parallel with the east line of Lot 11 in said Block 5 of HAMMOCKS GARDENS, for a distance of 136' to a point; thence run N87°25'34"E along the center line of SW 117th Street as shown on the said plat of HAMMOCKS GARDENS, for a

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distance of 690.92' to a Point of intersection with the west line of Tract "A" of AMERIFIRST PARK, Plat Book 127, Page 65, where a portion of said west line was defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee, Amerifirst Bank and Miami-Dade County, Official Records Book 14309, Page 2109; thence S02°22'03"E along said west line for a distance of 498' to a point; thence run S87°25'34"W, along a line 362' south of and parallel with the south line of said plat of HAMMOCKS GARDENS, for a distance of 2,465.39' to a Point of intersection with a line 121' east of and parallel with the east right-of-way line of Canal C-1W defined by the Agreement to Fix Location of Common Boundary between Jack K. Thomas, Jr., Trustee and the South Florida Water Management District, Official Records Book 14311, Page 3397; thence run S02°25'09"E along a line parallel with the said east right of way line of Canal C-1W for a distance of 232.46' to a Point of intersection with a line 1,002' south of and parallel with the south line of Block 8 of the said plat of HAMMOCKS SHORES THIRD ADDITION; thence run S87°25'34"W along a line parallel with the south line of said plat of HAMMOCKS SHORES THIRD ADDITION, for a distance of 121' to the Point of Beginning.

LOCATION: The Northeast corner of theoretical S.W. 157 Avenue & S.W. 120 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 67.8 Acres

IU-C (Industry – Conditional)
BU-1A (Business – Limited)
GU (Interim)